



## THE TIER SYSTEM

Once all parcels received a designation, a vacant parcels layer was created to verify the data set. The Monroe County Property Appraiser's office data was used to determine if the parcel is vacant. In addition, the ROGO allocations given since 2001 are being considered for mapping purposes.

After the draft Tier Maps were created, the county biologists reviewed the maps, parcel by parcel, to determine the accuracy of the maps and the identification of environmentally sensitive lands. Aerials were used as well as field knowledge and site visits. In addition, corrections were made to verify water, road easements and to validate the map for acquisition purposes.

The first draft of the Tier Maps were also reviewed and revised in response to comments from U.S. Fish and Wildlife Service, Florida Department of Community Affairs (DCA), Monroe County Land Authority staff and the county Land Steward. Three public meetings were held in locations in the upper and lower Keys. Comments from the community were taken, concerning possible errors in the data used to draft the maps. These areas will be re-evaluated and changes made where appropriate.

### **3.3 Upper Keys - Mile Marker 91 to 112**

#### **3.3.1 Description**

The Upper Keys Tier Maps begin at Tavernier Creek Bridge (Mile Marker 91) and extend northward to Mile Marker 112 with the exception of Ocean Reef. From Tavernier Creek to Mile Marker 93, there is a mixture of commercial and residential uses extending from the US-1 toward the ocean and bay.

Between Mile Marker 93 and 97, most of the land is residential use with several large tracts of public-owned land. Many of the tracts of land along the highway on the bayside are listed as Tier II because many of them are located in the Suburban Residential (SR) land use district which allows for one dwelling unit per two acre tract of land.

Because of the environmental sensitivity of these parcels, which extend from highway to bay, even though there are homes on the parcels, the Tier designation is a two for environmental reasons.

From Mile Marker 97-100, there are a tremendous amount of infill areas and substantially developed subdivisions. Other than passive recreation areas and clusters of more than four acres of land, the majority of this area is a Tier III designation.



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From Mile Marker 100-103, there is not a tremendous amount of commercial activity, but more Suburban Residential tracts of land and less large and developed subdivisions. A lot of this area is designated Tier I.

At Mile Marker 103, there is a lot of growth occurring and many of the subdivisions in this area are considered infill areas. Substantially developed subdivisions exist along the bay and ocean side of US-1 past Mile Marker 106, at which point there is some development, but very minimal.

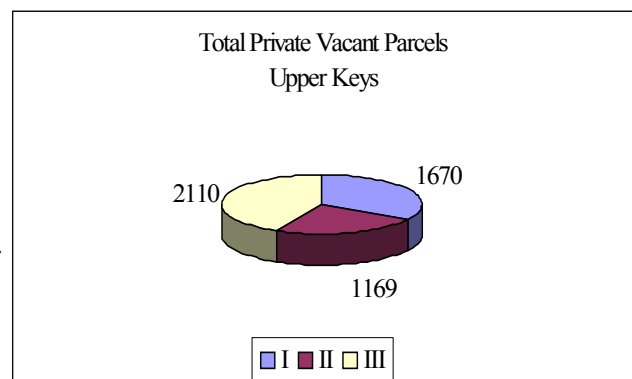
### 3.3.2 Tier Matrix

Location (Mile Marker)	Tier	Vacant URM	Vacant IS	Vacant SR	Vacant Residential Parcels	Vacant Commercial Parcels	Total Private Vacant Parcels	Total Devel- oped Parcels
Upper Keys	I	26	680	416	1595	75	1670	542
(MM 91 to 112)	II	0	1064	44	1112	57	1169	1132
	III	264	1358	28	1645	465	2110	8099
<b>Total</b>		<b>290</b>	<b>3102</b>	<b>488</b>	<b>4352</b>	<b>597</b>	<b>4949</b>	<b>9773</b>

Source: Monroe County Tier Maps and Property Appraiser's Database

### 3.3.3 Discussion

There are two large tracts of land for passive recreation purposes within the Upper Keys that are owned by Monroe County: Harry Harris Park and Port Largo Park. In addition, the John Pennekamp State Park is located at Mile Marker 103, which is owned by the State of Florida. The location of all three of these parks has caused some areas that might otherwise be considered a Tier III to be designated a Tier II as a result of the close proximity to the publicly owned lands. For instance, Port Largo Subdivision, Harris Ocean Park Estates, Ocean Park Village and Sound Village are subdivisions that are located adjacent to park land and therefore have been given a Tier II designation to provide for a buffer between passive recreation lands and subdivisions. There is also a large tract of state-owned land adjacent to Harry Harris Park.





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The area is comprised of 28,768 acres of land, with 25,895 of this acreage designated as Tier I. Within the Upper Keys, 49.5% (or 12,812 acres) of the Tier I lands are in public ownership. Of the remaining land, there are 4,352 parcels of vacant residential land in the Upper Keys.

Within Tier I, there are 1,595 vacant residential parcels of land. For density and acquisition purposes of land uses with the least density requirements, the Improved Subdivision (IS) and Urban Residential Mobile Home (URM) land use districts account for the majority of the vacant residential parcels in the Upper Keys. There are 10,795 IS and URM parcels in the Upper Keys. Of the 3,392 vacant residential parcels in the Upper Keys, 20.1% (706) are designated Tier I.

As Tier I parcels are the highest priority for acquisition, it is imperative to recognize the vacant parcels in the Upper Keys that fall under this designation. Within the Tier I designation, there are 706 parcels designated IS and URM.

Of those 706 parcels, 537 are within Conservation and Recreation Lands (CARL) acquisition areas, with 459 of the lots currently under public ownership and 78 being privately owned parcels. Vacant buildable lots within CARL acquisition areas are permitted to be used as “land dedication” lots in the current Residential Rate of Growth Ordinance.

With the implementation of the Tier System, all Tier I parcels will be permitted as land dedication lots, thus increasing the number of available ROGO dedication lots from a possible 78 to 427 in the Upper Keys.

A study of the buildability of vacant parcels shows that 580 of the 706 vacant residential parcels are hammock lots and 49 are red flag wetlands. Under the current ROGO system, red flag wetlands parcels are not buildable, so this reduces the number of parcels to 657.

A building permit application for a single-family residential unit on an IS or URM parcel that has high quality hammock will receive -10 points for high quality hammock; -5 points for a medium quality hammock; and -2 points for low quality hammock.

Those hammock parcels of land that are contiguous to or part of a total of 12.5 or more acres or more of hammock are automatically designated high quality. In addition, those hammock tracts of 12.5 acres or more are usually also mapped, known endangered animal habitat. Lots within known endangered animal habitats are currently assessed -35 or -37 points.

The Tier II parcels were the most difficult to designate in the Upper Keys as the criteria and distinction between Tier I and Tier III are more discernible. Many of the areas or subdivisions that have been given a Tier II designation, may also have Tier I clusters of four or more acres within the subdivision or may have portions of the subdivision designated as Tier III.



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The commonality for all Tier II designations in the Upper Keys are the fact that clusters of hammock may exist in the area and there is not complete infrastructure provided in the subdivision as a result of wetlands or high quality hammock.

There are 1,112 lots in Tier II in the Upper Keys. Of those, 1,064 are vacant IS or URM parcels. Only 11% of the parcels in Tier II are located within a CARL acquisition area.

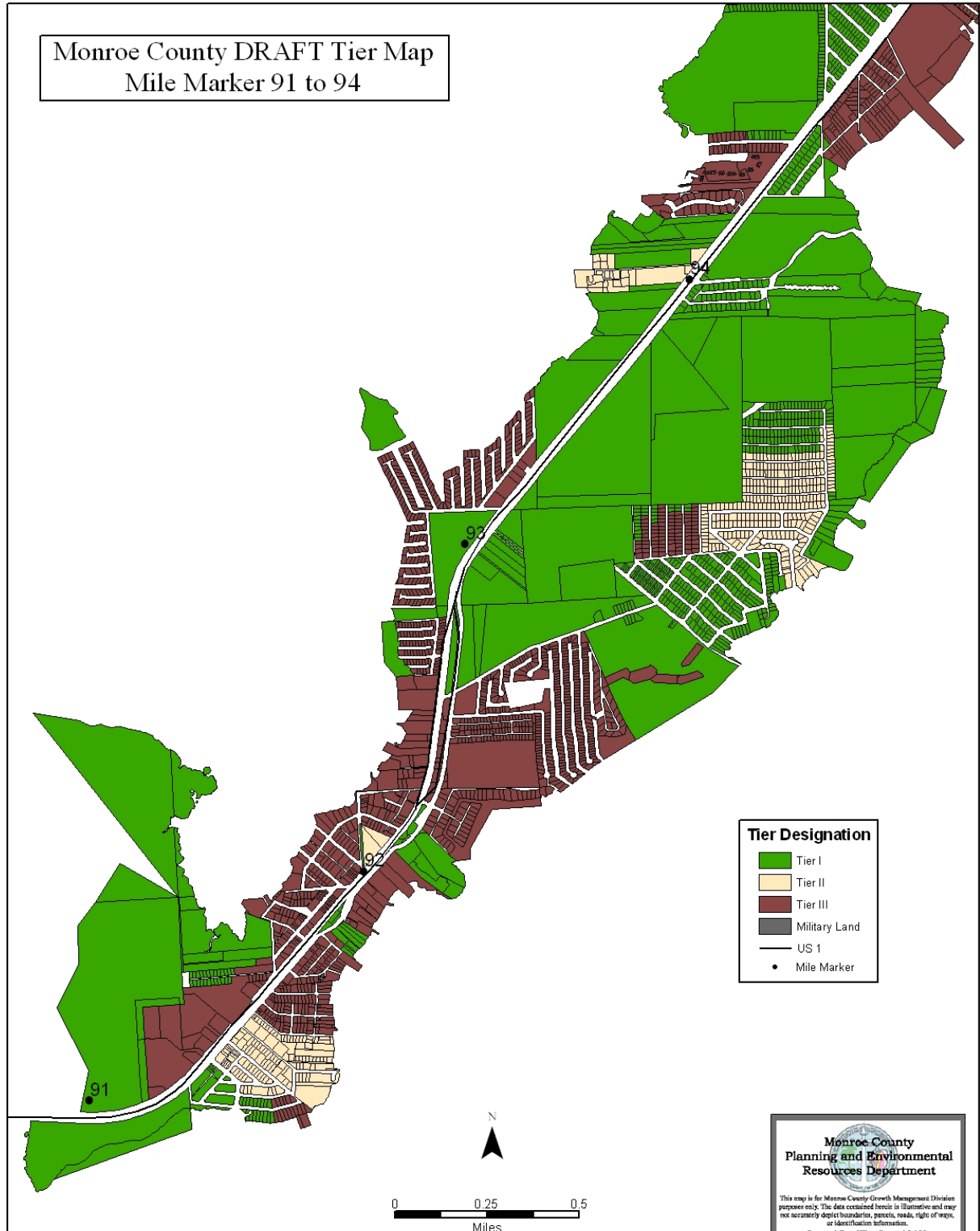
In regard to Tier III, the majority of the existing infill is obviously in this Tier designation as are trailer parks, condominiums and commercial centers. There are 163 parcels of land that have a hammock designation in this Tier. These are lots that are located in subdivisions or commercial centers that have existing development with vacant parcels that have hammock.

It is important to note that while 1,112 of the parcels in Tier II are vacant, there are 1,132 that are developed (or roughly 50%). This is not the case in Tier I or Tier III. Of the 1,661 parcels in IS and URM land use districts in Tier I, 51% are vacant; 27% are publicly owned; and 22% are developed; in Tier III 20% are vacant and 80% are developed. This data is indicative of the accuracy of the designation of existing land within the Upper Keys.



## UPPER KEYS MAPS

### Monroe County DRAFT Tier Map Mile Marker 91 to 94

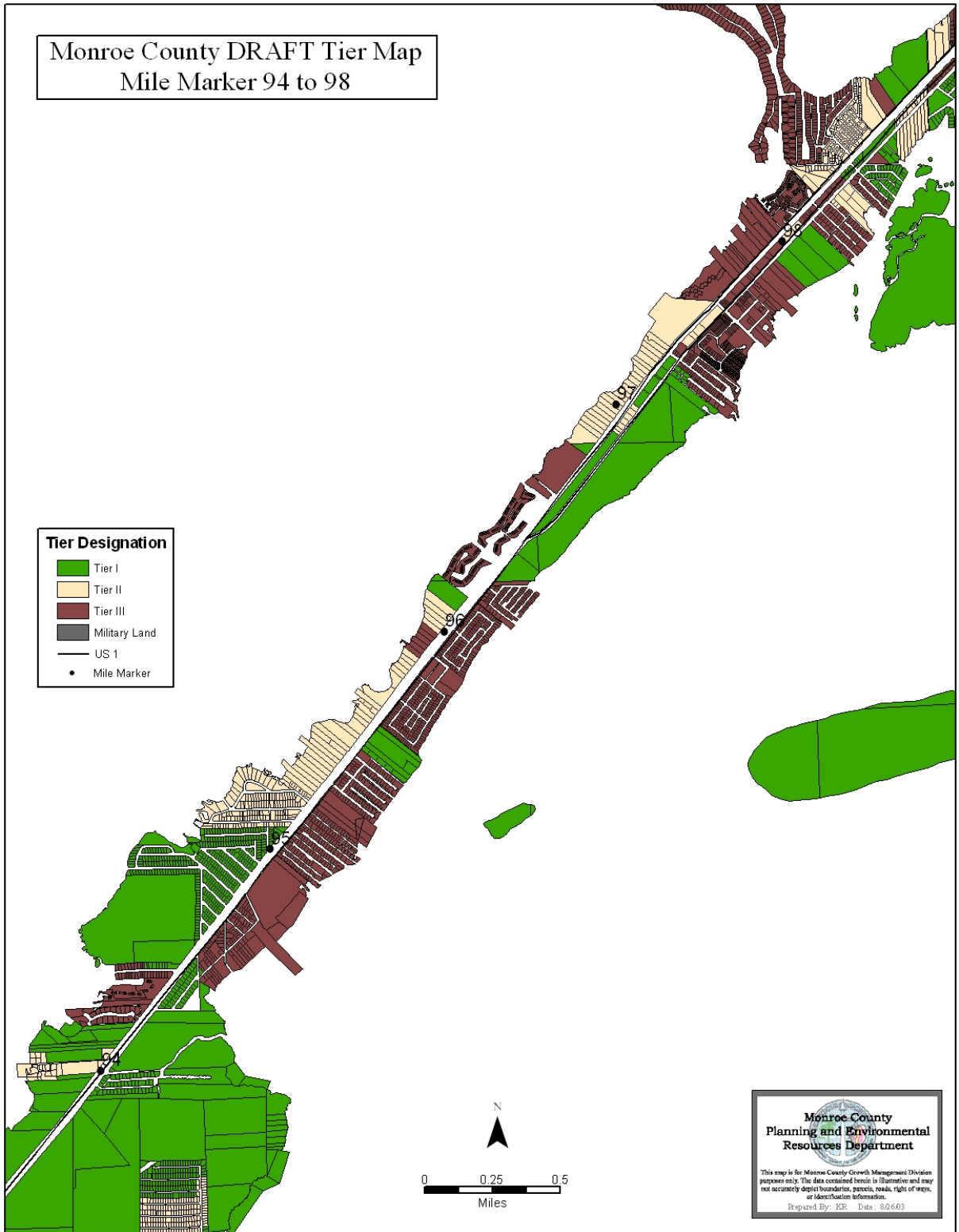




## UPPER KEYS MAPS

### Monroe County DRAFT Tier Map Mile Marker 94 to 98

Tier Designation	
	Tier I
	Tier II
	Tier III
	Military Land
	US 1
	Mile Marker



Monroe County  
Planning and Environmental  
Resources Department

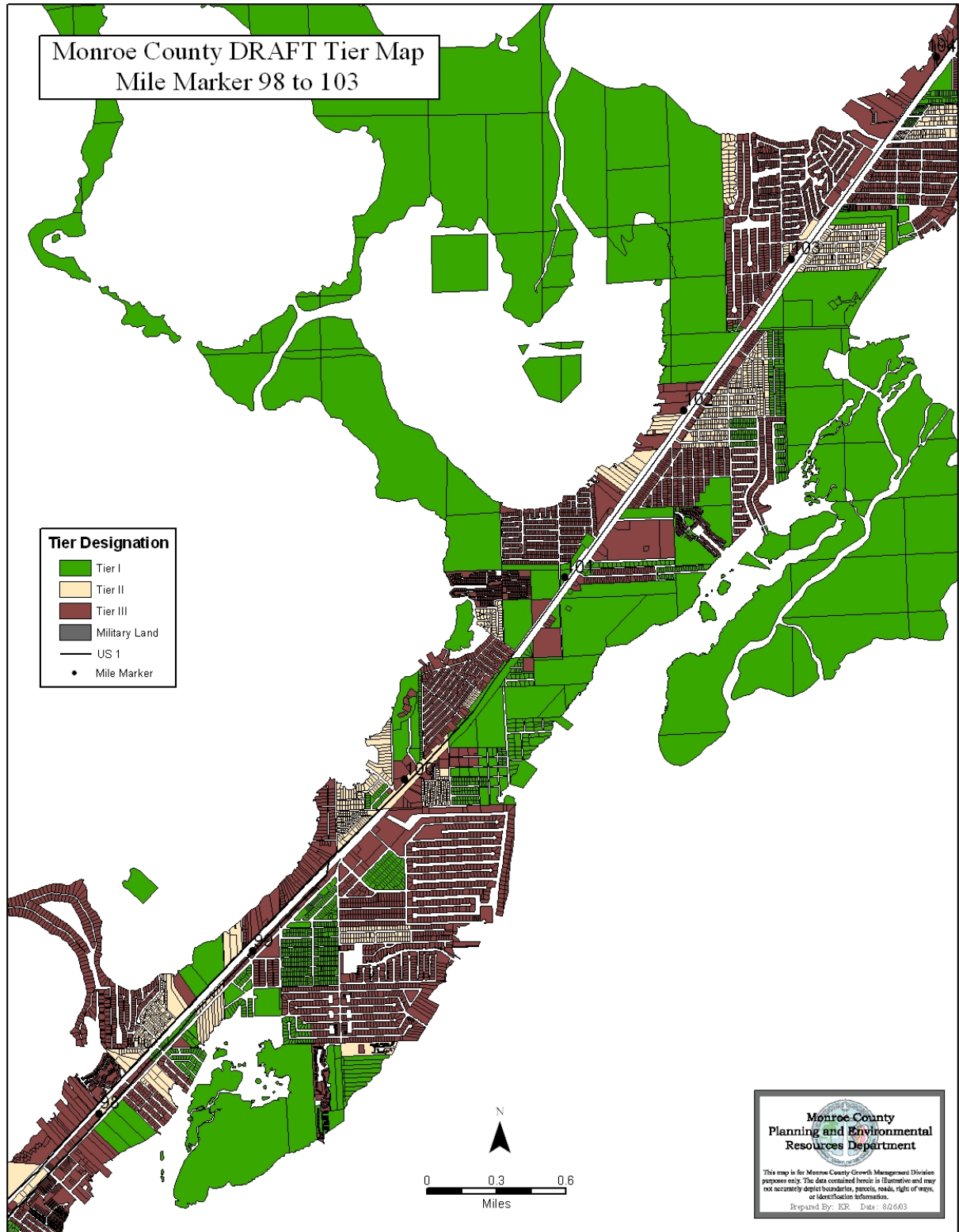
This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

Prepared By: EGR Date: 8/06/03





## UPPER KEYS MAPS





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